

Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

2/4 SAPPHIRE VIEW SAN REMO VIC 3925

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$400,000

&

\$420,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$633,750

Property type

Unit

Suburb

San Remo

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

7/4 SAPPHIRE VIEW SAN REMO VIC 3925	\$455,000	02/01/2025
1/5 SAPPHIRE VIEW SAN REMO VIC 3925	\$440,000	04/11/2024
3/4 SAPPHIRE VIEW SAN REMO VIC 3925	\$425,000	10/05/2024

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.~~

This Statement of Information was prepared on: 07 August 2025



7/4 SAPPHERE VIEW SAN REMO VIC 3925

2 1 -

Sold Price

\$455,000

Sold Date

-

Distance

0km



1/5 SAPPHERE VIEW SAN REMO VIC 3925

2 2 -

Sold Price

\$440,000

Sold Date

-

Distance

0km



3/4 SAPPHERE VIEW SAN REMO VIC 3925

2 1 -

Sold Price

\$425,000

Sold Date

-

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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